

Memo



Date: August 8, 2019

To: City of Pullman

From: Douglas McElvain

Re: Conditional Use Permit Application
Elevate at Pullman
Pullman, Washington

Cc: Jarrett Cooper, AIA
Bob Perdue
Patrick Nelson
Tom Stirling

ARCHITECTURE
INTERIOR DESIGN
ENGINEERING
PLANNING

The following is a summary of sections of the Zoning Code which we are requesting a variance from:

1. 17.35085 Grading:

Developments should incorporate as nearly as possible the existing grades in the overall design of the project. Large grade changes should be divided by a series of benches and terraces, and individual retaining walls should be limited to eight (8) feet in height wherever possible. Buildings with multiple stories should be designed with both uphill and downhill floor plans slopes. (Ord. 03-33 §68, 2003).

Variance requested:

The proposed road through the site, to access the main entry of the building as well as the cell tower enclosure will run on the north side of the property. In order to access the cell tower and main entry, while maintaining a grade acceptable for emergency vehicles, a retaining wall will be used on the northern edge of the property. Much of the wall will be below 8'-0" in height, however a small portion is needed to be 10'-0" tall to accommodate the maximum allowable slope for emergency vehicles.

2. 17.40.040 Off-street Parking Area Design:

(1) Off-street Parking Space and Area Dimension. Except as otherwise provided in this Title, off-street parking spaces and areas shall be designed and constructed in accordance with the standards of Figure 17.40.1. In all zone districts except residential zone districts, up to twenty-five (25) percent of the spaces provided in any parking area of more than five (5) spaces may be sized for compact cars. In all residential zone

districts, up to fifty (50) percent of the spaces provided in any parking area of more than five (5) spaces may be sized for compact cars.

Variance Requested:

The parking layout varies from the Zoning code as follows:

Parking section width is proposed as 62'-0" in lieu of 64'-0".

Parking bank width is proposed to be 19'-0" in lieu of 20'-0"

3. 17.70.30 Use Chart

Variance Requested:

The proposed project entails a parking garage with apartments built upon it at the western end of the site, as well as an on-grade portion of the apartments on the eastern end of the site. The proposed parking ration proposed is .88 parking spots per bedroom.

4. 17.75.060 R4 High Density Multi-Family Residential District

The R4 High Density Multi-Family Residential District is intended to establish areas for high density residential developments. Uses are permitted with a maximum density of up to forty-four (44) dwelling units per net acre.

Variance Requested:

The proposed project contains 60.08 dwelling units per acre.

5. 17.75.080 Development Standards.

(2) Minimum Lot Area Per Dwelling Unit.

In the residential districts the minimum lot area per dwelling unit shall be as follows: District Minimum Lot Area

R4 1,000 sq. ft.;

in this district only, the board of adjustment may reduce this limitation to as low as five hundred (500) sq. ft. and issue a conditional use permit for such reduction.

Variance Requested:

The proposed project has 1 dwelling unit per 724 square feet.

(3) Maximum Residential Density.

The maximum densities allowed in residential districts are as follows:

<i>District</i>	<i>Basic Density</i>	<i>PRD Bonus Density</i>
<i>R4</i>	<i>44</i>	<i>52</i>

Variance Requested:

The proposed project contains 60.08 dwelling units per acre.

(6) Maximum Building and Structure Height.

The maximum height of a building or structure shall be as follows:

(c) In R4: fifty (50) feet above grade.

Variance Requested:

Refer to AS-100 and Z-series sheets for sections at building showing height above grade. Instances where the building exceeds this height are labeled.

6. 17.80.060 Development Standards.

Table 17.80.1 Standards

(e) Minimum Side and Rear Yard	None (*2, *4)
(f) Maximum Height	None (*4)
(g) Maximum Gross Floor	3 sq. ft. per sq.ft. of lot area

Variance Requested:

The C3 section of the site contains 84,927 Square feet which would allow 254,781 GSF. Per the submitted site plan, the proposed project on the C3 zoned portion of the site contains 154,653 GSF of apartments and 154,653 GSF of garage. This totals 361,388 GSF

**2 - Twenty feet if adjacent to residential zoned property.*

**4 - No maximum height is imposed, but when a building exceeds thirty-five (35) feet in height, the portion of that building over thirty-five (35) feet in height shall be set back plane (1) foot from all side or rear property lines for each one (1) foot in height by which it exceeds thirty-five (35) feet.*

Variance Requested:

Refer to Z-series sheets for sections at building showing height above grade.

West Elevation (Front Yard): No variance required.

North Elevation (Side Yard): Refer to sections 3 through 6/Z-100.

East Elevation (Rear Yard): No variance required.

South Elevation (Side Yard): Refer to sections 1 and 2/Z-101.